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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

NOTIFICATION

The 20th December, 2021

No. 18/24/13-5Hg2/1559.-

1. Whereas the Industrial Policy provides concessions for setting up of Mega Housing Projects in the State as circulated by Department of Industries vide Memo No. CC/JDP/Mega/Procedure/Manufacturing Projects/4146 dated 29.10.2007. As per Mega Policy, Mega Housing Projects shall be eligible for concessions under the Policy on fulfillment of conditions of agreement signed between Government and promoter.
2. Whereas Mega Housing Project of M/S Janta Land Promoters Pvt. Ltd. Regd. Office & Corporate Office: S.C.O 39-42, Sector-82, S.A.S.Nagar (Mohali) have already been granted approval for setting up of Mega Housing Project in Sector 94-95, S.A.S Nagar on an area of 125 acres with proposed investment of 679.40 Crore by the Empowered Committee in its meeting held on 22.06.2011 under the Chairmanship of Hon'ble Chief Minister, Punjab.
3. Whereas the requisite legal agreement has been executed on 30.05.2012 on behalf of the Punjab Government by the Special Secretary to the Government of Punjab, Department of Housing and Urban Development with the aforesaid company consequent upon the decision taken in the meeting of the Empowered Committee for consideration of Special Package of Incentives to the Projects of Special Significance held on 22.06.2011 under the Chairmanship of Chief Minister, Punjab.
4. Whereas the company has been granted Change of Land Use for land measuring 105.42 acres and layout plan, Drawing No.DC/JLPL/LP-1, dated 30.10.2012 (Excluding land under revenue rasta reserve area, Area under sector roads) has been approved by the Chief Town Planner, Punjab vide letter No. 6727-CTP(Pb.)MPM-154 dated 11.12.2012.
5. Whereas exemption for 80.16 acres under Section 44(2) of PAPRA has already been issued vide notification no.18/24/13-5Hg2/53268/I dated 17.05.2013.
6. Whereas the promoter has deposited the Cancer Relief Fund of Rs. 1.0 crore on 11.01.2019 with PUDA.
7. Whereas the revised layout plan of 112.758 acres has been approved by the Chief Town Planner, Punjab

vide letter No.179/CTP(PB)/MPM-154 dated 13.01.2021.

8. Whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemption under section 44(2) of the Punjab Apartment & Property Regulation (amendment) Act, 2014.
9. Whereas, the promoter has already transferred an area of 5.65 acre reserved for EWS to the Department of Housing and Urban Development as per notification no. 17/17/01-5Hg2/PF/4255 dated 31.12.2013
10. Now, therefore, in exercise of the powers vested in him under section-44 (2) of the Punjab Apartment & Property Regulation Act, 2014 (Punjab Act. No.21 of 2014) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the additional 12.67 acres from the provisions of the PAPRA (Amendment Act 2014) except **Section 5(11), Sections 6 to Section 20, Section 32 and Sections 36 to Section 39**, subject to the following terms and conditions that :-
 - i) The development works shall be carried out in accordance with the revised lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permissions as specified in the CLU order and the order of approval of Layout Plan before undertaking any development at the site.
 - ii) The promoter of the Mega Housing Project shall strictly abide by the aforesaid legal agreement dated 30.05.2012 with the Government of Punjab as well as various Notifications issued by the Department of Housing and Urban Development governing such Projects.
 - iii) The promoter shall deposit the entire amount in respect of the contribution towards the Punjab Urban Development Fund, created under Section 32 of the PAPR(amendment) Act, 2014 (Punjab Act No. 21 of 2014) as amended from time to time.
 - iv) The promoter shall pay all the charges such as External Development Charges, license/Permission Fee, Cancer relief Fund, social infrastructure Fund and any other charges/fees levied by the Government/Authority from time to time.
 - v) After completion of development works, the promoter shall obtain completion/partial completion certificate from the Competent Authority as per notification issued by the Department of housing and Urban Development, Punjab vide no. 4966-CTP(Pb)/SP-458 dated 02.09.2014 or as amended from time to time.
 - vi) The promoter shall acquire the ownership of project land in its name including land under development agreement and land under agreement to sell. The plots falling under land proposed to be acquired if any through Government acquisition, plot through which revenue rasta or khall passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of the promoter.
 - vii) The plots/land to which the access is proposed through the land to be acquired if any by the Government shall not be developed and sold till that land under the access is acquired and transferred in the name of the Promoter and access is provided.
 - viii) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
 - ix) Before starting the development over the land under the project, promoter shall obtain environmental clearance from the Ministry of Environment & Forest Government of India as well as consent to establish (NOC) from the Punjab Pollution Control Board.
 - x) Promoter and the allottees shall not use the under ground water for construction purpose, in the areas notified by the Central Ground Water Board and will use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines

issued by the Nodal Agency/Government from time to time.

- xi) The Oustee Policy dated 08-05-2013 issued by the Government, as amended from time to time, shall be applicable on acquisition of any land by the Government for critical gaps and the promoter/ Developer shall be bound to extend all benefits to the oustees under the said policy.
- xii) Promoter shall abide by all the instructions/notifications issued by Department of Housing and Urban Development or Government from time to time relating to Mega Housing Projects.
- xiii) The promoter shall abide with the instructions of the Government regarding the use and transfer of the land reserved for EWS under section 5(11) .

Chandigarh
The 17th November, 2021

SARVJIT SINGH, IAS
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development.

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